
Eunice Moonie-Johnson 1415 18th Street, SE ■ Washington, DC 20020

March 12, 2018

Chairperson Anthony J. Hood
DC Zoning Commission
441 4th Street, NW, Suite 200S
Washington, DC 20001

Re: Case #17-17 – Pal DC Storage Facility

Dear Chairperson Hood:

I reside in the community that includes the commercial zone where the property designated as 1401 22nd Street, SE (Square 5564 and Lot 0812) is located, in Ward 8. My reason for contacting you and the Board is to express my support for the proposed self-storage facility that has been planned for construction at (Building Permit No. B1707249) the previously referenced location.

I have reviewed the application that was submitted to downzone the area where the self-storage facility would be located, from a PDR-1 zone to a R3 or RA-2 zone, which would exclude this type of facility from being constructed at this site. Opponents of this facility cite incompatibility of the facility for the surrounding neighborhoods, the presence of an elementary school and the designation of this area as a gateway to Anacostia Park. While these are legitimate concerns from the community, my concern is that some Ward 8 leaders waited until after the business legally obtained permits to build and invested their time and capital in the purchase of the land for a self-storage facility.

Further, I am concerned that leaders did not have the foresight to apply for an amended zoning designation prior to the purchase of the property at 1401 22nd Street, SE, to prevent the construction or relocation of any business that they deemed incompatible but legal in the PDR-1 zone. This is not the reputation that we want to establish when dealing with future and/or prospective businesses. I don't think any of these opponents would want this to happen to them if they were in the position of the current owner of the proposed site. We must treat residents and business owners equitably and establish a cooperative relationship between the business and residential community.

There are benefits to opening this self-storage facility. We will now have a place where residents of the community and surrounding neighborhoods can store their goods without traveling far out to facilities in Maryland and Virginia. There is the potential for job opportunities for DC residents, especially for persons who reside in adjacent neighborhoods. And, we must remember, that we can hold any business accountable for its appearance and maintenance of its property, which is rigorously enforced by the DC Government. What we don't want is to intimidate businesses who have followed the rules and processes to build or relocate to our community.

ZONING COMMISSION
District of Columbia
CASE NO.17-17
EXHIBIT NO.39

As the authority and overseer of zoning adjustment in the District of Columbia, it is your responsibility to apply established rules and regulations to businesses and residential zoning issues without prejudice, to maintain the integrity of laws for all DC communities. Pal DC Storage, LLC should be treated fairly and without prejudice because they followed the rules and process to build their facility, by purchasing the property and obtaining the proper permit (Building Permit No. B17) to build a self-storage facility. If fact, the owners should be allowed to precede with their plans for this commercial building.

Mr. Chairman, I hope that you and the commission members will weigh, carefully, your decision on this proposed facility and remember that this company did not break the law and may have wasted their capital because community leaders were not proactive but reactive to their desire to build a self-storage facility at 1401 22nd Street, SE.

Sincerely,

Eunice Mooney-Johnson

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